



OFFERS OVER

£108,000

Round Riding Road

Dumbarton, G82 2HA

PROPERTY SUMMARY

Haxton Property are delighted to present to the market this seldom available First Floor Flat, comprising a generous Double Bedroom and additional Boxroom, forming part of a traditional Red Sandstone Tenement within the prestigious and highly sought after address of Round Riding Road. This charming flat offers generous proportions, excellent potential for modernisation and a wonderful opportunity for first time buyers or investors seeking a property with character, flexibility and long-term promise in one of Dumbarton's most desirable locations. A well kept communal close and beautifully maintained shared gardens provide an inviting introduction to the building, reflecting the care and pride of the residents.

1



1



1











LOCAL AUTHORITY

West Dunbartonshire

TENURE

Freehold

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 74 m²
1st floor: 74 m²
EXCLUDED AREAS: WALLS: 6 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

OFFICE ADDRESS

15 Station Road
Dumbarton
Dunbartonshire
G82 1SA

OFFICE DETAILS

01389 719000
info@haxtonproperty.co.uk
www.haxtonproperty.co.uk